

**Sec. 5.1200. (C-S) REGIONAL SHOPPING CENTER.****Sec. 5.1201. Purpose.**

This district is intended to provide for well-designed shopping facilities which serve a large regional area. Area zoned C-S should be recognized as substantial traffic generators and should be located at the intersection of two (2) major arterials.

It is intended that the (C-S) regional shopping center district shall be laid out and developed as a unit according to an approved plan so that the purpose of the district may be accomplished.

**Sec. 5.1202. Approvals required.**

No structure or building shall be built or remodeled upon land in the C-S district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1203. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.

- a. Medical or dental office with laboratory.
- b. Professional and business offices.
- c. Travel agencies.
- d. Municipal uses.

e. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.

(1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third ( 1/3 ) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students, and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop off area: A drop off area accommodating a minimum of five (5) vehicles shall

be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Retail sales.

- a. Appliance store including repair of small or household appliances.
- b. Art gallery.
- c. Bakery.
- d. Bicycle store.
- e. Big box. Any single retail space (limited to permitted retail uses in this C-S district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:

(1) Primary access is not on a local collector\* street; and

**Note:** \*At the request of the city the term residential has been changed to collector in this subsection.

(2) Residential zoned property is not located within One thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

Also See Sections 1.403 and 5.1203.B.

- f. Candy shop including the making of candy.
- g. Carpet and floor covering store.
- h. Clothing store.
- i. Delicatessen.
- j. Department store.
- k. Drugstore.
- l. Furniture store.
- m. Gift shop, bookstore.
- n. Grocery store.
- o. Hardware store.
- p. Ice cream parlor including the making of ice cream.
- q. Import, export shop.
- r. Jewelry store.
- s. Liquor store.
- t. Photographic shop.
- u. Plant nursery.
- v. Record shop.
- w. Shoe store.
- x. Sporting goods store.
- y. Stationery store.

- z. Variety store.
- 3. Service.
  - a. Bank.
  - b. Barbershop.
  - c. Beauty shop.
  - d. Bowling alley.
  - e. Churches and places of worship.
  - f. Cleaning and pressing agencies.
  - g. Coffee shop, cafe, cafeteria.
  - h. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
  - i. Finance company office.
  - j. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
  - k. Printing, lithography or photostating establishment.
  - l. Recyclable material collection center.
  - m. Savings and loan office.
  - n. Shoe repair shop.
  - o. Theater.

*B. Uses permitted by conditional use permit.*

- 1. Automotive center.
- 2. Big box. Any single retail space (limited to permitted retail uses in this C-S district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:
  - a. Primary access is on a local residential street; or
  - b. Residential zoned property is located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

For Use Permit Provisions and Criteria, See Section 1.403.

- 3. Bars and cocktail lounges (see Section 1.403 for criteria).
- 4. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
- 5. Drive-in or drive-thru restaurant.
- 6. Game center.
- 7. Gasoline service station (see section 1.403 for criteria).
- 8. Live entertainment (see section 1.403 for criteria).
- 9. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
- 10. Self-service carwash.

(Ord. No. 2336, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3542, § 1, 12-9-03)

**Sec. 5.1204. Property development standards.**

The following property development standards shall apply to all land and buildings in the C-S district.

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
  - 1. In no case shall the open space requirement be less than ten (10) percent of the total lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in Section 3.100.
  - 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.*
  - 1. No building shall exceed thirty-six (36) feet in height, except as otherwise provided in article VII.
- E. *Density.* The aggregate area of all buildings shall not exceed twenty-five (25) percent of the entire lot area of the project.
- F. *Yards.*
  - 1. Front Yard.
    - a. There shall be a front yard having a depth of not less than twenty-five (25) feet.
    - b. Parking shall not be allowed in required front yards.
  - 2. Side Yard. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a residential district or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
  - 3. Rear Yard. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a residential district or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
  - 4. All operations and storage shall be conducted within a completely enclosed building or with an area contained by a wall or fence as determined by the Development Review [Board] approval or use permit.
  - 5. Other requirements as specified in article VII.
- G. The area on which there is located a regional shopping center shall provide a minimum of not less than ten (10) acres.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1205. Off-street parking.**

The provisions of article IX shall apply.

**Sec. 5.1206. Signs.**

The provisions of article VIII shall apply.